

# TOWN OF LOS ALTOS HILLS

## PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, FEBRUARY 2, 2006 at 7:00 p.m.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)**

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### ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

#### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

#### 2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

#### 3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

- 3.1 LANDS OF DIGIOVANNI & SANDER, 12380 Hilltop Drive (104-05-ZP-SD-VAR-CDP); A request for a Conditional Development Permit for a 4,360 square foot two-story new residence (maximum height 27 feet), and a variance to allow the chimney to encroach up to 2 feet (area-19.5 square feet) in the side yard setback. The lot area is 0.49 acre and an existing legal-nonconforming swimming pool encroaches up to 17.5 feet in the side and rear yard setbacks (continued from October 13, 2005) (staff-Debbie Pedro).

- 3.2    PREZONING OF UNINCORPORATED SAN ANTONIO HILLS AREA:  
Prezoning of approximately 82 unincorporated parcels (19.99 acres) east of the Town of Los Altos Hills and south of the City of Los Altos, generally between Magdalena Avenue and Eastbrook Avenue including Spalding Avenue, Par Avenue, Winding Way, Putter Avenue, and Putter Way. The proposed Town of Los Altos Hills zoning designation, Residential-Agricultural, would have no effect unless these lands were annexed to the Town. No such annexation is proposed as a part of this project. No physical changes are proposed as a part of this prezoning application (continued from December 8, 2005) (staff-Debbie Pedro).
4.    OLD BUSINESS-none
5.    NEW BUSINESS
  - 5.1    Highly Visible Lots (continued from December 8, 2005) (staff-Leslie Hopper)
6.    REPORT FROM THE CITY COUNCIL MEETING
  - 6.1    Planning Commission Representative for January 26th -Commissioner Kerns
  - 6.2    Planning Commission Representative for February 9th -Commissioner Collins
  - 6.3    Planning Commission Representative for February 23<sup>rd</sup> -Cancelled
  - 6.4    Planning Commission Representative for March 9<sup>th</sup> -Commissioner Cottrell
7.    APPROVAL OF MINUTES
  - 7.1    Approval of January 19, 2006 minutes
8.    REPORT FROM FAST TRACK MEETING-JANUARY 24 & 31, 2006
  - 8.1    LANDS OF SZEKELY, 13643 Wildcrest Drive (206-05-ZP-SD-GD); A request for a Site Development Permit for 1,571 square foot first and second story addition (maximum height 24'6") (staff-Debbie Pedro).
  - 8.2    LANDS OF BYRNE, 23500 Toyonita Road (224-05-ZP-SD); A request for a Site Development Permit for a Major Remodel and 893 square addition. The project includes new stucco siding and a new tile roof (maximum height 22 feet). CEQA Status: exempt per 15301 (e); (staff-Brian Froelich).
9.    REPORT FROM SITE DEVELOPMENT MEETING- JANUARY 31, 2006
  - 9.1    LANDS OF MAHONEY, 12139 Foothill Lane (229-05-ZP-SD); A request for a Permit Modification to an approved Site Development Permit to allow day lighting of a basement (staff-Brian Froelich).

- 9.2 LANDS OF EGGERS/GOUMAS, 12051 Moody Springs Court (261-05-ZP-SD);  
A request for a Site Development Permit for landscape screening, hardscape improvements and a fence (staff-Debbie Pedro).

10. ADJOURNMENT